

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-2030/23-24	Dated 18-Aug-23
Buyer (Bill to) STATE BANK OF INDIA - HLST BKC HOME LOAN SALES Project Approval Cell, Local Head Office, Synergy, 5th Floor, C-6, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 002601 / 2302092	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	MASTER VALUATION		18 %	10,500.00
	CGST			945.00
	SGST			945.00
Total				12,390.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Twelve Thousand Three Hundred Ninety Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
	10,500.00	9%	945.00	9%	945.00	1,890.00
Total	10,500.00		945.00		945.00	1,890.00

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Ninety Only**

Remarks:

""72 West"" Proposed Building Type "G" situated on Plot Bearing C. T. S. No. 1/190A to 1/190G and C. T.S. No. 1D, Survey No. 41 (Pt) of Village- Oshiwara, Near Kulkarni Hospital, Yamuna Nagar Road, Yamuna Nagar, Andheri (West), PIN - 400 057, State - Maharashtra, Country - India - M/s Sheth Developers Private Limited - (Project Valuation)

Company's Bank Details

Bank Name : **State Bank of India**
 A/c No. : **32632662114**
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory



MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "72 West"

"72 West" Proposed Building Type "G" situated on Plot Bearing C. T. S. No. 1/190A to 1/190G and C. T. S. No. 1D, Survey No. 41 (Pt) of Village- Oshiwara, Near Kulkarni Hospital, Yamuna Nagar Road, Yamuna Nagar, Andheri (West), PIN – 400 057, State - Maharashtra, Country – India.

Latitude Longitude: 19°08'54.6"N 72°49'38.0"E

Valuation Done for: **State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051 State - Maharashtra, Country - India



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur



MASTER VALUATION REPORT OF "72 West"

"72 West" Proposed Building Type "G" situated on Plot Bearing C. T. S. No. 1/190A to 1/190G and C. T. S. No. 1D, Survey No. 41 (Pt) of Village- Oshiwara, Near Kulkarni Hospital, Yamuna Nagar Road, Yamuna Nagar, Andheri (West), PIN – 400 057, State - Maharashtra, Country – India.

Latitude Longitude: 19°08'54.6"N 72°49'38.0"E

NAME OF DEVELOPER: M/s Sheth Developers Private Limited

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **5th August 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"72 West"** Proposed Building Type "G" situated on Plot Bearing C. T. S. No. 1/190A to 1/190G and C. T. S. No. 1D, Survey No. 41 (Pt) of Village- Oshiwara, Near Kulkarni Hospital, Yamuna Nagar Road, Yamuna Nagar, Andheri (West), PIN – 400 057, State - Maharashtra, Country – India. It is about 5 Km. travel distance from Andheri Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s Sheth Developers Private Limited	
Project Registration Number	Project	RERA Project Number
	72 West	P51800028086
Register office address	M/s. Sheth Developers Private Limited Ground & 3 rd floor, "Prius Infinity", Paranjape B scheme, Subhash Road, Vile Parle (East), Mumbai, Pin- 400057, State- Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Ashok Adep (Builder Person - Mobile No. 8879975782) Mr. Nazia (AGM – Mobile No. 8369156872) Madhuri More (Sales Person – Mobile No. 8879619075)	
E – mail ID & Website	ashok.adept@shethdevelopers.com sales@shethdevelopers.com https://www.ashwinshethgroup.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Yamuna Nagar Road
On or towards South	Nallah
On or towards East	New Akash Ganga / Orchid Tower
On or towards West	Movie Tower Road & Krishna Kaveri CHSL



Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,

**The Branch Manager,
State Bank of India**Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I		General
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 05.08.2023
	b)	Date on which the valuation is made : 18.08.2023
3.	List of documents produced for perusal	
	1.	Copy of Environmental clearance File No. SIA/MH/MIS/243776/2021 date 31.05.2022 issued by Mrs. Manisha Patankar Mhaiskar
	2.	Copy Title Report date 04.12.2020 issued by Mahendra C. Jain (As per RERA Certificate)
	3.	Copy of Hydraulic Engineer's NOC File No.HE/002057/2022/K/W/WS date 06.04.2022
	4.	Copy of Supplemental Agreement date 20.05.2019 b/w. Mr. Umesh Gandhi (the Poonam Builders) AND Sheth Developers Pvt. Ltd. (the SDPL)
	5.	Copy of NOC for Height Clearance dated 27.08.2018 issued by Airport Authority of India, Vile Parle.
	6.	Copy of Architect Certificate date 11.07.2023 issued by Ar. Rajan Goregaoker (As per RERA Certificate)
	7.	Copy of Engineer's Certificate date 14.07.2023 issued by Smarty Lachhwani (As per RERA Certificate)
	8.	Copy of Engineer's Certificate for Quality Assurance date 31.03.2022 issued by Hiren R. Koyawala (as per RERA Certificate)
	9.	Copy of MAHARERA Registration Certificate of Project No. P51800028086 issued by Maharashtra Real Estate Regulatory Authority date 31.01.2021 Last Modified date 19.07.2023
	10.	Copy of NOC for Height Clearance date 27.08.2018 issued by Airports Authority of India. Valid upto 26.08.2026
	11.	Copy of AAI NOC No. MIAL / AO – AOS / REC / 47 / 6589 date 06.12.2023 issued by Mumbai International Airports, Manoj Joshi
	12.	Copy of Fire NOC Certificate No. CE / 8224 / WS / AK / CFO / 2 / Amend date 14.08.2022 issued by Brihanmumbai Municipal Corporation Mumbai Fire Brigade
	13.	Copy of Commencement Certificate No. CE / 8224 / WS / AK / FCC / 4 / Amend dated 17.02.2018 issued by Municipal Corporation of Greater Mumbai Further C.C. for 3 Basements + Ground / Stilt + 2 Podiums + 1 st to 34 th upper floors as per amended plan date 20.08.2021
	14.	Copy of Amended Plan Approval Letter No. CE / 8224 / WS / AK / 337 / 3 / Amended date 20.08.2021 issued by Municipal Corporation of Greater Mumbai
	15.	Copy of Approved Plan No.CE/8224/WS/AK dated 20.08.2021 issued by Municipal Corporation of Greater



Mumbai (Number of Copies – Sheet No. 1/12 to 12/12)											
Approved upto:											
Project	Number of Floors										
72 West	3 Basements + Ground floor + Lower Stilt + Upper Stilt + 1st to 34th Upper Floors.										
Project Name (with address & phone nos.)	: "72 West" Proposed Building Type "G" situated on Plot Bearing C.T.S. No. 1/190A to 1/190G and C.T.S. No. 1D, Survey No. 41 (Pt) of Village– Oshiwara, Near Kulkarni Hospital, Yamuna Nagar Road, Yamuna Nagar. Andheri (West), PIN – 400 057, State - Maharashtra, Country – India										
4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s Sheth Developers Private Limited Address: Ground & 3rd floor, Prius Infinity, Paranjape B scheme, Subhash Road, Vile Parle (East), Mumbai, Pin– 400057, State- Maharashtra, Country - India Contact Person : Mr. Ashok Adep (Mobile No. 8879975782))										
5. Brief description of the property (Including Leasehold / freehold etc.)											
<p>About "72 West" Project: Check out this residential project for sale by Sheth Builder and Developers in Andheri West, Mumbai. Sheth 72 West offers Apartment as property type. The project has been developed in an area of 1.18 Acres. It is currently Under Construction. Available configurations include 2 BHK, 3 BHK, 4 BHK, 5 BHK. As per the area plan. Sheth 72 West possession is Dec, 2025. Altogether, there are 200 units available. There is 1 building in this property. The address of Sheth 72 West is Yamuna Nagar, Oshiwara, Andheri West. Sheth 72 West is approved by the state regulatory authority and the RERA ID is P51800028086.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>72 West</td> <td>3 Basements + Ground floor + Lower Stilt + Upper Stilt + 1st to 35th Upper Floors as per information provided by builder. The building permission as on date is received till 3 Basements + Ground floor + Lower Stilt + Upper Stilt + 1st to 34th Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>72 West</td> <td>RCC work is completed. Brick work upto 28th Floor, Internal / External Plaster upto 16th Floors & Flooring work upto 16th Floor is completed.</td> <td>67%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is August - 2027 (As per MAHARERA Certificate)</p> <p>Future estimated life of the Structure is 60 years (After Completion) Subject to proper, preventive periodic maintenance & Structural repairs</p>		Project	Number of Floors	72 West	3 Basements + Ground floor + Lower Stilt + Upper Stilt + 1 st to 35 th Upper Floors as per information provided by builder. The building permission as on date is received till 3 Basements + Ground floor + Lower Stilt + Upper Stilt + 1st to 34th Upper Floors.	Project	Present stage of Construction	Percentage of work completion	72 West	RCC work is completed. Brick work upto 28th Floor, Internal / External Plaster upto 16th Floors & Flooring work upto 16th Floor is completed.	67%
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PROPOSED PROJECT AMENITIES:				
➤ Italian Marble flooring in all rooms	➤ Skating Rink			
➤ Granite Kitchen platform with Stainless Steel Sink	➤ Box Cricket			
➤ Powder coated aluminum sliding windows with M.S. Grills	➤ Meditation Area			
➤ Laminated wooden flush doors with Safety door	➤ Stack Parking			
➤ Concealed wiring	➤ Library			
➤ Concealed plumbing	➤ Senior Citizen Sitout			
➤ Swimming Pool	➤ Kids Play Area			
➤ Senior Citizen Corner Area	➤ Tennis Court			
➤ Jogging Track	➤ Gymnazium			
➤ Fitness Centre	➤ Health Care Center			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Survey No. 41 (Pt)
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	C. T. S. No. 1/190A to 1/190G and C.T.S. No. 1D of Village- Oshiwara
	d)	Ward / Taluka	:	Taluka – Andheri
	e)	Mandal / District	:	District – Andheri
7.	Postal address of the property		:	"72 West" Proposed Building Type "G" situated on Plot Bearing C. T. S. No. 1/190A to 1/190G and C.T.S. No. 1D, Survey No. 41 (Pt) of Village- Oshiwara, Near Kulkarni Hospital, Yamuna Nagar Road, Yamuna Nagar, Andheri (West), PIN – 400 057, State - Maharashtra, Country – India
8.	City / Town		:	Andheri (West)
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Mumbai Suburban District
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Municipal Corporation of Greater Mumbai
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	9 M Wide access road Cts 1-190	9 M Wide access road Cts 1-190	Yamuna Nagar Road

	South	Nallah Cts No. 190-E	Nallah Cts No. 190-E	Nallah
	East	ADJ Bldg type C New Akash Ganga Cts No 1-190C	ADJ Bldg type C New Akash Ganga Cts No 1-190C	New Akash Ganga / Orchid Tower
	West	9 M Wide access road Cts No. 1-190A	9 M Wide access road Cts No. 1-190A	Movie Tower Road & Krishna Kaveri CHSL
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property		: 19°08'54.6"N 72°49'38.0"E	
14.	Extent of the site		: Plot area – 4797.4 Sq. M. (As per RERA Certificate) Structure – As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A & 14B)		: Plot area – 4797.4 Sq. M. (As per RERA Certificate) Structure – As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work is in progress	
II	CHARACTERISTICS OF THE SITE			
1.	Classification of locality		: Higher class	
2.	Development of surrounding areas		: Good	
3.	Possibility of frequent flooding/ sub-merging		: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		: All available near by	
5.	Level of land with topographical conditions		: Plain	
6.	Shape of land		: Irregular	
7.	Type of use to which it can be put		: For residential purpose	
8.	Any usage restriction		: Residential	
9.	Is plot in town planning approved layout?		: Copy of Approved Plan No. CE/8224/WS/AK dated 20.08.2021 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Sheet No. 1/12 to 12/12) Approved upto:	
			Project	Number of Floors
			72 West	3 Basements + Ground floor + Lower Stilt + Upper Stilt + 1 st to 34 th Upper Floors.
10.	Corner plot or intermittent plot?		: Intermittent	
11.	Road facilities		: Yes	
12.	Type of road available at present		: Yamuna Nagar Road	

13.	Width of road -- is it below 20 ft. or more than 20 ft.	:	15 Mtr. Wide Road									
14.	Is it a Land – Locked land?	:	No									
15.	Water potentiality	:	Municipal Water supply									
16.	Underground sewerage system	:	Connected to Municipal sewer									
17.	Is Power supply is available in the site	:	Yes									
18.	Advantages of the site	:	Located in developed area									
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No									
Part – A (Valuation of land)												
1	Size of plot	:	Plot area – 4797.4 Sq. M. (As per RERA Certificate)									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 2,05,420.00 per Sq. M. for Residential ₹ 1,06,660.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan & RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>4797.40</td> <td>106660</td> <td>51,16,90,684 00</td> </tr> </tbody> </table>	As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	4797.40	106660	51,16,90,684 00
As per Approved Plan & RERA Certificate												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
4797.40	106660	51,16,90,684 00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress									
	c) Year of construction	:	N.A. Building Construction work is in progress									
	d) Number of floors and height of each floor including basement, if any	:										
	Project		Number of Floors									
	72 West		3 Basements + Ground floor + Lower Stilt + Upper Stilt + 1 st to 35 th Upper Floors as per information provided by builder. The building permission as on date is received till 3 Basements + Ground floor + Lower Stilt + Upper Stilt + 1st to 34th Upper Floors.									
	e) Plinth area floor-wise	:	As per table attached to the report									
	f) Condition of the building	:										
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. CE/8224/WS/AK dated 20.08.2021 issued by Municipal									

	h) Approved map / plan issuing authority	: Corporation of Greater Mumbai (Number of Copies – Sheet No. 1/12 to 12/12). Approved upto:
	i) Whether genuineness or authenticity of approved map / plan is verified	: Yes
	j) Any other comments by our empanelled valuers on authentic of approved plan	: No.

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work is in progress
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is in progress
9.	Roofing including weather proof course	: N.A. Building Construction work is in progress
10.	Drainage	: Proposed
2.	Compound Wall	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
3.	Electrical installation	: N.A. Building Construction work is in progress
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work is in progress
	Fan points	:
	Spare plug points	:
	Any other item	: -
4.	Plumbing installation	:
	a) No. of water closets and their type	:
	b) No. of wash basins	:
	c) No. of urinals	:
	d) No. of bath tubs	: N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:
	f) Any other fixtures	:

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

Remarks:	
Proposed as per site information	
Project	Number of Floors
72 West	3 Basements + Ground floor + Lower Stilt + Upper Stilt + 1st to 35th Upper Floors.

As per Approved Plan	
Copy of Approved Plan No. CE/8224/WS/AK dated 20.08.2021 issued by Municipal Corporation of Greater Mumbai	
Approval upto:	
Project	Number of Floors
72 West	3 Basements + Ground floor + Lower Stilt + Upper Stilt + 1st to 34th Upper Floors.

We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Municipal Corporation of Greater Mumbai we have given the separate valuation of approved and proposed construction given by Builder only.

1a) 72 West (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	793	0	793	873	30000	2,37,95,975.00	2,56,99,653.00	53500	27,92,061
2	102	1	3 BHK	1120	0	1120	1232	30000	3,36,12,743.00	3,63,01,762.00	75500	39,43,895
3	103	1	4 BHK	1725	75	1800	1980	30000	5,39,97,930.00	5,83,17,764.00	121500	63,35,757
4	104	1	3 BHK	1173	37	1210	1331	30000	3,63,08,280.00	3,92,12,942.00	81500	42,60,172
5	105	1	3 BHK	1141	44	1185	1303	30000	3,55,49,520.00	3,83,93,482.00	80000	41,71,144
6	106	1	2 BHK	784	0	784	862	30000	2,35,05,347.00	2,53,85,775.00	53000	27,57,961
7	201	2	2 BHK	793	0	793	873	30120	2,38,91,159.00	2,58,02,452.00	54000	27,92,061
8	202	2	3 BHK	1120	0	1120	1232	30120	3,37,47,194.00	3,64,46,970.00	76000	39,43,895
9	203	2	4 BHK	1725	75	1800	1980	30120	5,42,13,922.00	5,85,51,036.00	122000	63,35,757
10	204	2	3 BHK	1173	37	1210	1331	30120	3,64,53,513.00	3,93,69,794.00	82000	42,60,172
11	205	2	3 BHK	1141	44	1185	1303	30120	3,56,91,718.00	3,85,47,055.00	80500	41,71,144
12	206	2	2 BHK	784	0	784	862	30120	2,35,99,368.00	2,54,87,317.00	53000	27,57,961
13	301	3	2 BHK	793	0	793	873	30240	2,39,86,343.00	2,59,05,250.00	54000	27,92,061
14	302	3	3 BHK	1120	0	1120	1232	30240	3,38,81,645.00	3,65,92,177.00	76000	39,43,895
15	303	3	4 BHK	1725	75	1800	1980	30240	5,44,29,913.00	5,87,84,306.00	122500	63,35,757
16	304	3	3 BHK	1173	37	1210	1331	30240	3,65,98,746.00	3,95,26,646.00	82500	42,60,172
17	305	3	3 BHK	1141	44	1185	1303	30240	3,58,33,916.00	3,87,00,629.00	80500	41,71,144
18	306	3	2 BHK	784	0	784	862	30240	2,36,93,390.00	2,55,88,861.00	53500	27,57,961
19	402	4	3 BHK	1120	0	1120	1232	30360	3,40,16,096.00	3,67,37,384.00	76500	39,43,895
20	403	4	4 BHK	1725	75	1800	1980	30360	5,46,45,905.00	5,90,17,577.00	123000	63,35,757
21	404	4	3 BHK	1173	37	1210	1331	30360	3,67,43,979.00	3,96,83,497.00	82500	42,60,172
22	405	4	3 BHK	1141	44	1185	1303	30360	3,59,76,114.00	3,88,54,203.00	81000	41,71,144

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
23	501	5	2 BHK	793	0	793	873	30480	2,41,76,710.00	2,61,10,847.00	54500	27,92,061
24	502	5	3 BHK	1120	0	1120	1232	30480	3,41,50,547.00	3,68,82,591.00	77000	39,43,895
25	503	5	4 BHK	1725	75	1800	1980	30480	5,48,61,897.00	5,92,50,849.00	123500	63,35,757
26	504	5	3 BHK	1173	37	1210	1331	30480	3,68,89,212.00	3,98,40,349.00	83000	42,60,172
27	505	5	3 BHK	1141	44	1185	1303	30480	3,61,18,312.00	3,90,07,777.00	81500	41,71,144
28	506	5	2 BHK	784	0	784	862	30480	2,38,81,432.00	2,57,91,947.00	53500	27,57,961
29	601	6	2 BHK	793	0	793	873	30600	2,42,71,894.00	2,62,13,646.00	54500	27,92,061
30	602	6	3 BHK	1120	0	1120	1232	30600	3,42,84,998.00	3,70,27,798.00	77000	39,43,895
31	603	6	4 BHK	1725	75	1800	1980	30600	5,50,77,889.00	5,94,84,120.00	124000	63,35,757
32	604	6	3 BHK	1173	37	1210	1331	30600	3,70,34,446.00	3,99,97,202.00	83500	42,60,172
33	605	6	3 BHK	1141	44	1185	1303	30600	3,62,60,510.00	3,91,61,351.00	81500	41,71,144
34	606	6	2 BHK	784	0	784	862	30600	2,39,75,454.00	2,58,93,490.00	54000	27,57,961
35	701	7	2 BHK	793	0	793	873	30720	2,43,67,078.00	2,63,16,444.00	55000	27,92,061
36	702	7	3 BHK	1120	0	1120	1232	30720	3,44,19,449.00	3,71,73,005.00	77500	39,43,895
37	703	7	4 BHK	1725	75	1800	1980	30720	5,52,93,880.00	5,97,17,390.00	124500	63,35,757
38	704	7	3 BHK	1173	37	1210	1331	30720	3,71,79,679.00	4,01,54,053.00	83500	42,60,172
39	705	7	3 BHK	1141	44	1185	1303	30720	3,64,02,708.00	3,93,14,925.00	82000	41,71,144
40	706	7	2 BHK	784	0	784	862	30720	2,40,69,475.00	2,59,95,033.00	54000	27,57,961
41	801	8	2 BHK	793	0	793	873	30840	2,44,62,262.00	2,64,19,243.00	55000	27,92,061
42	802	8	3 BHK	1120	0	1120	1232	30840	3,45,53,900.00	3,73,18,212.00	77500	39,43,895
43	803	8	4 BHK	1725	75	1800	1980	30840	5,55,09,872.00	5,99,50,662.00	125000	63,35,757
44	804	8	3 BHK	1173	37	1210	1331	30840	3,73,24,912.00	4,03,10,905.00	84000	42,60,172
45	805	8	3 BHK	1141	44	1185	1303	30840	3,65,44,907.00	3,94,68,500.00	82000	41,71,144
46	806	8	2 BHK	784	0	784	862	30840	2,41,63,497.00	2,60,96,577.00	54500	27,57,961
47	901	9	2 BHK	793	0	793	873	30960	2,45,57,446.00	2,65,22,042.00	55500	27,92,061
48	902	9	3 BHK	1120	0	1120	1232	30960	3,46,88,351.00	3,74,63,419.00	78000	39,43,895
49	903	9	4 BHK	1725	75	1800	1980	30960	5,57,25,864.00	6,01,83,933.00	125500	63,35,757
50	904	9	3 BHK	1173	37	1210	1331	30960	3,74,70,145.00	4,04,67,757.00	84500	42,60,172
51	905	9	3 BHK	1141	44	1185	1303	30960	3,66,87,105.00	3,96,22,073.00	82500	41,71,144
52	906	9	2 BHK	784	0	784	862	30960	2,42,57,518.00	2,61,98,119.00	54500	27,57,961
53	1001	10	2 BHK	793	0	793	873	31080	2,46,52,630.00	2,66,24,840.00	55500	27,92,061
54	1002	10	3 BHK	1120	0	1120	1232	31080	3,48,22,802.00	3,76,08,626.00	78500	39,43,895
55	1003	10	4 BHK	1725	75	1800	1980	31080	5,59,41,855.00	6,04,17,203.00	126000	63,35,757
56	1004	10	3 BHK	1173	37	1210	1331	31080	3,76,15,378.00	4,06,24,608.00	84500	42,60,172
57	1005	10	3 BHK	1141	44	1185	1303	31080	3,68,29,303.00	3,97,75,647.00	83000	41,71,144

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
58	1006	10	2 BHK	784	0	784	862	31080	2,43,51,539.00	2,62,99,662.00	55000	27,57,961
59	1102	11	3 BHK	1120	0	1120	1232	31200	3,49,57,253.00	3,77,53,833.00	78500	39,43,895
60	1103	11	4 BHK	1725	75	1800	1980	31200	5,61,57,847.00	6,06,50,475.00	126500	63,35,757
61	1104	11	3 BHK	1173	37	1210	1331	31200	3,77,60,611.00	4,07,81,460.00	85000	42,60,172
62	1105	11	3 BHK	1141	44	1185	1303	31200	3,69,71,501.00	3,99,29,221.00	83000	41,71,144
63	1201	12	2 BHK	793	0	793	873	31320	2,48,42,998.00	2,68,30,438.00	56000	27,92,061
64	1202	12	3 BHK	1120	0	1120	1232	31320	3,50,91,703.00	3,78,99,039.00	79000	39,43,895
65	1203	12	4 BHK	1725	75	1800	1980	31320	5,63,73,839.00	6,08,83,746.00	127000	63,35,757
66	1204	12	3 BHK	1173	37	1210	1331	31320	3,79,05,844.00	4,09,38,312.00	85500	42,60,172
67	1205	12	3 BHK	1141	44	1185	1303	31320	3,71,13,699.00	4,00,82,795.00	83500	41,71,144
68	1206	12	2 BHK	784	0	784	862	31320	2,45,39,582.00	2,65,02,749.00	55000	27,57,961
69	1301	13	2 BHK	793	0	793	873	31440	2,49,38,182.00	2,69,33,237.00	56000	27,92,061
70	1302	13	3 BHK	1120	0	1120	1232	31440	3,52,26,154.00	3,80,44,246.00	79500	39,43,895
71	1303	13	4 BHK	1725	75	1800	1980	31440	5,65,89,831.00	6,11,17,017.00	127500	63,35,757
72	1304	13	3 BHK	1173	37	1210	1331	31440	3,80,51,077.00	4,10,95,163.00	85500	42,60,172
73	1305	13	3 BHK	1141	44	1185	1303	31440	3,72,55,897.00	4,02,36,369.00	84000	41,71,144
74	1306	13	2 BHK	784	0	784	862	31440	2,46,33,603.00	2,66,04,291.00	55500	27,57,961
75	1401	14	2 BHK	793	0	793	873	31560	2,50,33,365.00	2,70,36,034.00	56500	27,92,061
76	1402	14	3 BHK	1120	0	1120	1232	31560	3,53,60,605.00	3,81,89,453.00	79500	39,43,895
77	1403	14	4 BHK	1725	75	1800	1980	31560	5,68,05,822.00	6,13,50,288.00	128000	63,35,757
78	1404	14	3 BHK	1173	37	1210	1331	31560	3,81,96,311.00	4,12,52,016.00	86000	42,60,172
79	1405	14	3 BHK	1141	44	1185	1303	31560	3,73,98,095.00	4,03,89,943.00	84000	41,71,144
80	1406	15	2 BHK	784	0	784	862	31560	2,47,27,625.00	2,67,05,835.00	55500	27,57,961
81	1501	15	2 BHK	793	0	793	873	31680	2,51,28,549.00	2,71,38,833.00	56500	27,92,061
82	1502	15	3 BHK	1120	0	1120	1232	31680	3,54,95,056.00	3,83,34,660.00	80000	39,43,895
83	1503	15	4 BHK	1725	75	1800	1980	31680	5,70,21,814.00	6,15,83,559.00	128500	63,35,757
84	1504	15	3 BHK	1173	37	1210	1331	31680	3,83,41,544.00	4,14,08,868.00	86500	42,60,172
85	1505	15	3 BHK	1141	44	1185	1303	31680	3,75,40,293.00	4,05,43,516.00	84500	41,71,144
86	1506	15	2 BHK	784	0	784	862	31680	2,48,21,646.00	2,68,07,378.00	56000	27,57,961
87	1601	16	2 BHK	793	0	793	873	31800	2,52,23,733.00	2,72,41,632.00	57000	27,92,061
88	1602	16	3 BHK	1120	0	1120	1232	31800	3,56,29,507.00	3,84,79,868.00	80000	39,43,895
89	1603	16	4 BHK	1725	75	1800	1980	31800	5,72,37,806.00	6,18,16,830.00	129000	63,35,757
90	1604	16	3 BHK	1173	37	1210	1331	31800	3,84,86,777.00	4,15,65,719.00	86500	42,60,172
91	1605	16	3 BHK	1141	44	1185	1303	31800	3,76,82,491.00	4,06,97,090.00	85000	41,71,144
92	1606	16	2 BHK	784	0	784	862	31800	2,49,15,668.00	2,69,08,921.00	56000	27,57,961

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93	1701	17	2 BHK	793	0	793	873	31920	2,53,18,917.00	2,73,44,430.00	57000	27,92,061
94	1702	17	3 BHK	1120	0	1120	1232	31920	3,57,63,958.00	3,86,25,075.00	80500	39,43,895
95	1703	17	4 BHK	1725	75	1800	1980	31920	5,74,53,798.00	6,20,50,102.00	129500	63,35,757
96	1704	17	3 BHK	1173	37	1210	1331	31920	3,86,32,010.00	4,17,22,571.00	87000	42,60,172
97	1705	17	3 BHK	1141	44	1185	1303	31920	3,78,24,689.00	4,08,50,664.00	85000	41,71,144
98	1706	17	2 BHK	784	0	784	862	31920	2,50,09,689.00	2,70,10,464.00	56500	27,57,961
99	1802	18	3 BHK	1120	0	1120	1232	32040	3,58,98,409.00	3,87,70,282.00	81000	39,43,895
100	1803	18	4 BHK	1725	75	1800	1980	32040	5,76,69,789.00	6,22,83,372.00	130000	63,35,757
101	1804	18	3 BHK	1173	37	1210	1331	32040	3,87,77,243.00	4,18,79,422.00	87000	42,60,172
102	1805	18	3 BHK	1141	44	1185	1303	32040	3,79,66,887.00	4,10,04,238.00	85500	41,71,144
103	1901	19	2 BHK	793	0	793	873	32160	2,55,09,285.00	2,75,50,028.00	57500	27,92,061
104	1902	19	3 BHK	1120	0	1120	1232	32160	3,60,32,860.00	3,89,15,489.00	81000	39,43,895
105	1903	19	4 BHK	1725	75	1800	1980	32160	5,78,85,781.00	6,25,16,643.00	130000	63,35,757
106	1904	19	3 BHK	1173	37	1210	1331	32160	3,89,22,476.00	4,20,36,274.00	87500	42,60,172
107	1905	19	3 BHK	1141	44	1185	1303	32160	3,81,09,085.00	4,11,57,812.00	85500	41,71,144
108	1906	19	2 BHK	784	0	784	862	32160	2,51,97,732.00	2,72,13,551.00	56500	27,57,961
109	2001	20	2 BHK	793	0	793	873	32280	2,56,04,469.00	2,76,52,827.00	57500	27,92,061
110	2002	20	3 BHK	1120	0	1120	1232	32280	3,61,67,311.00	3,90,60,696.00	81500	39,43,895
111	2003	20	4 BHK	1725	75	1800	1980	32280	5,81,01,773.00	6,27,49,915.00	130500	63,35,757
112	2004	20	3 BHK	1173	37	1210	1331	32280	3,90,67,709.00	4,21,93,126.00	88000	42,60,172
113	2005	20	3 BHK	1141	44	1185	1303	32280	3,82,51,284.00	4,13,11,387.00	86000	41,71,144
114	2006	20	2 BHK	784	0	784	862	32280	2,52,91,753.00	2,73,15,093.00	57000	27,57,961
115	2101	21	2 BHK	793	0	793	873	32400	2,56,99,653.00	2,77,55,625.00	58000	27,92,061
116	2102	21	3 BHK	1120	0	1120	1232	32400	3,63,01,762.00	3,92,05,903.00	81500	39,43,895
117	2103	21	4 BHK	1725	75	1800	1980	32400	5,83,17,764.00	6,29,83,185.00	131000	63,35,757
118	2104	21	3 BHK	1173	37	1210	1331	32400	3,92,12,942.00	4,23,49,977.00	88000	42,60,172
119	2105	21	3 BHK	1141	44	1185	1303	32400	3,83,93,482.00	4,14,64,961.00	86500	41,71,144
120	2106	21	2 BHK	784	0	784	862	32400	2,53,85,775.00	2,74,16,637.00	57000	27,57,961
121	2201	22	2 BHK	793	0	793	873	32520	2,57,94,837.00	2,78,58,424.00	58000	27,92,061
122	2202	22	3 BHK	1120	0	1120	1232	32520	3,64,36,213.00	3,93,51,110.00	82000	39,43,895
123	2203	22	4 BHK	1725	75	1800	1980	32520	5,85,33,756.00	6,32,16,456.00	131500	63,35,757
124	2204	22	3 BHK	1173	37	1210	1331	32520	3,93,58,176.00	4,25,06,830.00	88500	42,60,172
125	2205	22	3 BHK	1141	44	1185	1303	32520	3,85,35,680.00	4,16,18,534.00	86500	41,71,144
126	2206	22	2 BHK	784	0	784	862	32520	2,54,79,796.00	2,75,18,180.00	57500	27,57,961
127	2301	23	2 BHK	793	0	793	873	32640	2,58,90,021.00	2,79,61,223.00	58500	27,92,061

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128	2302	23	3 BHK	1120	0	1120	1232	32640	3,65,70,664.00	3,94,96,317.00	82500	39,43,895
129	2303	23	4 BHK	1725	75	1800	1980	32640	5,87,49,748.00	6,34,49,728.00	132000	63,35,757
130	2304	23	3 BHK	1173	37	1210	1331	32640	3,95,03,409.00	4,26,63,682.00	89000	42,60,172
131	2305	23	3 BHK	1141	44	1185	1303	32640	3,86,77,878.00	4,17,72,108.00	87000	41,71,144
132	2306	23	2 BHK	784	0	784	862	32640	2,55,73,817.00	2,76,19,722.00	57500	27,57,961
133	2401	24	2 BHK	793	0	793	873	32760	2,59,85,204.00	2,80,64,020.00	58500	27,92,061
134	2402	24	3 BHK	1120	0	1120	1232	32760	3,67,05,115.00	3,96,41,524.00	82500	39,43,895
135	2403	24	4 BHK	1725	75	1800	1980	32760	5,89,65,740.00	6,36,82,999.00	132500	63,35,757
136	2404	24	3 BHK	1173	37	1210	1331	32760	3,96,48,642.00	4,28,20,533.00	89000	42,60,172
137	2405	24	3 BHK	1141	44	1185	1303	32760	3,88,20,076.00	4,19,25,682.00	87500	41,71,144
138	2406	24	2 BHK	784	0	784	862	32760	2,56,67,839.00	2,77,21,266.00	58000	27,57,961
139	2502	25	3 BHK	1120	0	1120	1232	32880	3,68,39,566.00	3,97,86,731.00	83000	39,43,895
140	2503	25	4 BHK	1725	75	1800	1980	32880	5,91,81,731.00	6,39,16,269.00	133000	63,35,757
141	2504	25	3 BHK	1173	37	1210	1331	32880	3,97,93,875.00	4,29,77,385.00	89500	42,60,172
142	2505	25	3 BHK	1141	44	1185	1303	32880	3,89,62,274.00	4,20,79,256.00	87500	41,71,144
143	2601	26	2 BHK	793	0	793	873	33000	2,61,75,572.00	2,82,69,618.00	59000	27,92,061
144	2602	26	3 BHK	1120	0	1120	1232	33000	3,69,74,017.00	3,99,31,938.00	83000	39,43,895
145	2603	26	4 BHK	1725	75	1800	1980	33000	5,93,97,723.00	6,41,49,541.00	133500	63,35,757
146	2604	26	3 BHK	1173	37	1210	1331	33000	3,99,39,108.00	4,31,34,237.00	90000	42,60,172
147	2605	26	3 BHK	1141	44	1185	1303	33000	3,91,04,472.00	4,22,32,830.00	88000	41,71,144
148	2606	26	2 BHK	784	0	784	862	33000	2,58,55,881.00	2,79,24,351.00	58000	27,57,961
149	2701	27	2 BHK	793	0	793	873	33120	2,62,70,756.00	2,83,72,416.00	59000	27,92,061
150	2702	27	3 BHK	1120	0	1120	1232	33120	3,71,08,468.00	4,00,77,145.00	83500	39,43,895
151	2703	27	4 BHK	1725	75	1800	1980	33120	5,96,13,715.00	6,43,82,812.00	134000	63,35,757
152	2704	27	3 BHK	1173	37	1210	1331	33120	4,00,84,341.00	4,32,91,088.00	90000	42,60,172
153	2705	27	3 BHK	1141	44	1185	1303	33120	3,92,46,670.00	4,23,86,404.00	88500	41,71,144
154	2706	27	2 BHK	784	0	784	862	33120	2,59,49,903.00	2,80,25,895.00	58500	27,57,961
155	2801	28	2 BHK	793	0	793	873	33240	2,63,65,940.00	2,84,75,215.00	59500	27,92,061
156	2802	28	3 BHK	1120	0	1120	1232	33240	3,72,42,919.00	4,02,22,353.00	84000	39,43,895
157	2803	28	4 BHK	1725	75	1800	1980	33240	5,98,29,706.00	6,46,16,082.00	134500	63,35,757
158	2804	28	3 BHK	1173	37	1210	1331	33240	4,02,29,574.00	4,34,47,940.00	90500	42,60,172
159	2805	28	3 BHK	1141	44	1185	1303	33240	3,93,88,868.00	4,25,39,977.00	88500	41,71,144
160	2806	28	2 BHK	784	0	784	862	33240	2,60,43,924.00	2,81,27,438.00	58500	27,57,961
161	2901	29	2 BHK	793	0	793	873	33360	2,64,61,124.00	2,85,78,014.00	59500	27,92,061
162	2902	29	3 BHK	1120	0	1120	1232	33360	3,73,77,370.00	4,03,67,560.00	84000	39,43,895

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
163	2903	29	4 BHK	1725	75	1800	1980	33360	6,00,45,698.00	6,48,49,354.00	135000	63,35,757
164	2904	29	3 BHK	1173	37	1210	1331	33360	4,03,74,807.00	4,36,04,792.00	91000	42,60,172
165	2905	29	3 BHK	1141	44	1185	1303	33360	3,95,31,066.00	4,26,93,551.00	89000	41,71,144
166	2906	29	2 BHK	784	0	784	862	33360	2,61,37,946.00	2,82,28,982.00	59000	27,57,961
167	3001	30	2 BHK	793	0	793	873	33480	2,65,56,308.00	2,86,80,813.00	60000	27,92,061
168	3002	30	3 BHK	1120	0	1120	1232	33480	3,75,11,821.00	4,05,12,767.00	84500	39,43,895
169	3003	30	4 BHK	1725	75	1800	1980	33480	6,02,61,690.00	6,50,82,625.00	135500	63,35,757
170	3004	30	3 BHK	1173	37	1210	1331	33480	4,05,20,040.00	4,37,61,643.00	91000	42,60,172
171	3005	30	3 BHK	1141	44	1185	1303	33480	3,96,73,264.00	4,28,47,125.00	89500	41,71,144
172	3006	30	2 BHK	784	0	784	862	33480	2,62,31,967.00	2,83,30,524.00	59000	27,57,961
173	3101	31	2 BHK	793	0	793	873	33600	2,66,51,492.00	2,87,83,611.00	60000	27,92,061
174	3102	31	3 BHK	1120	0	1120	1232	33600	3,76,46,272.00	4,06,57,974.00	84500	39,43,895
175	3103	31	4 BHK	1725	75	1800	1980	33600	6,04,77,682.00	6,53,15,897.00	136000	63,35,757
176	3104	31	3 BHK	1173	37	1210	1331	33600	4,06,65,274.00	4,39,18,496.00	91500	42,60,172
177	3105	31	3 BHK	1141	44	1185	1303	33600	3,98,15,462.00	4,30,00,699.00	89500	41,71,144
178	3106	31	2 BHK	784	0	784	862	33600	2,63,25,988.00	2,84,32,067.00	59000	27,57,961
179	3201	32	2 BHK	797	40	837	921	33720	2,82,37,128.00	3,04,96,098.00	63500	29,47,648
180	3202	32	3 BHK	1123	40	1163	1280	33720	3,92,23,104.00	4,23,60,952.00	88500	40,94,464
181	3203	32	4 BHK	1735	210	1945	2139	33720	6,55,75,284.00	7,08,21,307.00	147500	68,45,344
182	3204	32	3 BHK	1216	161	1377	1514	33720	4,64,15,580.00	5,01,28,826.00	104500	48,45,280
183	3205	32	3 BHK	1183	150	1333	1466	33720	4,49,45,388.00	4,85,41,019.00	101000	46,91,808
184	3301	33	2 BHK	797	40	837	921	33720	2,82,37,128.00	3,04,96,098.00	63500	29,47,648
185	3302	33	3 BHK	1123	40	1163	1280	33840	3,93,62,688.00	4,25,11,703.00	88500	40,94,464
186	3303	33	4 BHK	1735	210	1945	2139	33840	6,58,08,648.00	7,10,73,340.00	148000	68,45,344
187	3304	33	3 BHK	1216	161	1377	1514	33840	4,65,80,760.00	5,03,07,221.00	105000	48,45,280
188	3305	33	3 BHK	1183	150	1333	1466	33840	4,51,05,336.00	4,87,13,763.00	101500	46,91,808
189	3306	33	2 BHK	788	45	833	916	33840	2,81,85,336.00	3,04,40,163.00	63500	29,31,808
190	3401	34	2 BHK	797	40	837	921	33960	2,84,38,104.00	3,07,13,152.00	64000	29,47,648
191	3402	34	3 BHK	1123	40	1163	1280	33960	3,95,02,272.00	4,26,62,454.00	89000	40,94,464
192	3403	34	4 BHK	1735	210	1945	2139	33960	6,60,42,012.00	7,13,25,373.00	148500	68,45,344
193	3404	34	3 BHK	1216	161	1377	1514	33960	4,67,45,940.00	5,04,85,615.00	105000	48,45,280
194	3405	34	3 BHK	1183	150	1333	1466	33960	4,52,65,284.00	4,88,86,507.00	102000	46,91,808
195	3406	34	2 BHK	788	45	833	916	33960	2,82,85,284.00	3,05,48,107.00	63500	29,31,808
Total				222256	6729	228985	251884		7,32,69,88,346.00	7,91,31,47,411.00		80,60,27,827

1b) 72 West, (Proposed Inventory):

Sr. No.	Flat No.	Floor No.	Comp	As per Builder RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
196	3501	35	2 BHK	797	40	837	921	34080	2,85,38,592.00	3,08,21,679.00	64000	29,47,646
197	3502	35	3 BHK	1123	40	1163	1280	34080	3,96,41,856.00	4,28,13,204.00	89000	40,94,464
198	3503	35	4 BHK	1735	210	1945	2139	34080	6,62,75,376.00	7,15,77,406.00	149000	68,45,344
199	3504	35	3 BHK	1216	161	1377	1514	34080	4,69,11,120.00	5,06,64,010.00	105500	48,45,280
200	3505	35	3 BHK	1183	150	1333	1466	34080	4,54,25,232.00	4,90,59,251.00	102000	46,91,808
201	3506	35	2 BHK	788	45	833	916	34080	2,83,85,232.00	3,06,56,051.00	64000	29,31,808
Total				6842	646	7488	8236		25,51,77,408.00	27,55,91,601.00		2,63,56,352

Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Approved	2 BHK - 59 3 BHK - 102 4 BHK - 34	195	228985	251884	7,32,69,88,346.00	7,91,31,47,411.00
Proposed	2 BHK - 02 3 BHK - 03 4 BHK - 01	06	7488	8236	25,51,77,408.00	27,55,91,601.00
Total		201	236473	260120	7,58,21,65,754.00	8,18,87,39,012.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	7,58,21,65,754.00
Final Realizable Value After Completion in ₹	8,18,87,39,012.00
Cost of Construction (Total Built up area x Rate) 260120 Sq. Ft. x ₹ 3200.00	83,23,84,000.00

Particulars	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Approved	67	251884	80,60,28,800.00	54,00,39,296.00
Proposed	67	8236	2,63,55,200.00	1,76,57,984.00
Total		260120	83,23,84,000.00	55,76,97,280.00

Part – C (Extra Items)		Amount in ₹
1.	Portico	N.A. Building Construction work is in progress
2.	Ornamental front door	
3.	Sit out / Verandah with steel grills	
4.	Overhead water tank	
5.	Extra steel / collapsible gates	
	Total	
Part – D (Amenities)		Amount in ₹
1.	Wardrobes	N.A. Building Construction work is in progress
2.	Glazed tiles	
3.	Extra sinks and bath tub	
4.	Marble / ceramic tiles flooring	
5.	Interior decorations	
6.	Architectural elevation works	
7.	Paneling works	
8.	Aluminum works	
9.	Aluminum hand rails	
10.	False ceiling	
	Total	

Part – E (Miscellaneous)		Amount in ₹
1.	Separate toilet room	N.A. Building Construction work is in progress
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
	Total	

Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. Building Construction work is in progress
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
	Total	

Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part – D	Amenities	
Part – E	Pavement	
Part – F	Services	
Realizable Value / Fair Market Value as on date in ₹		₹ 7,58,21,65,754.00
Final Realizable Value After Completion in ₹		₹ 8,18,87,39,012.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features

with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 29,000 to ₹ 35,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 30,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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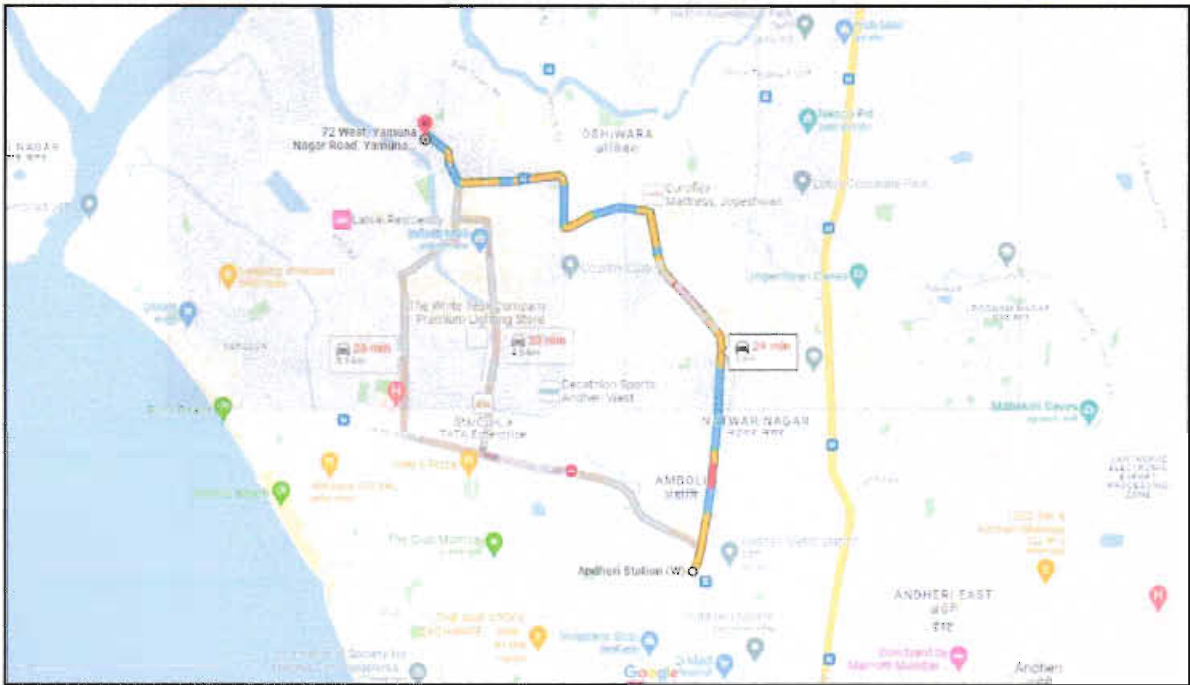
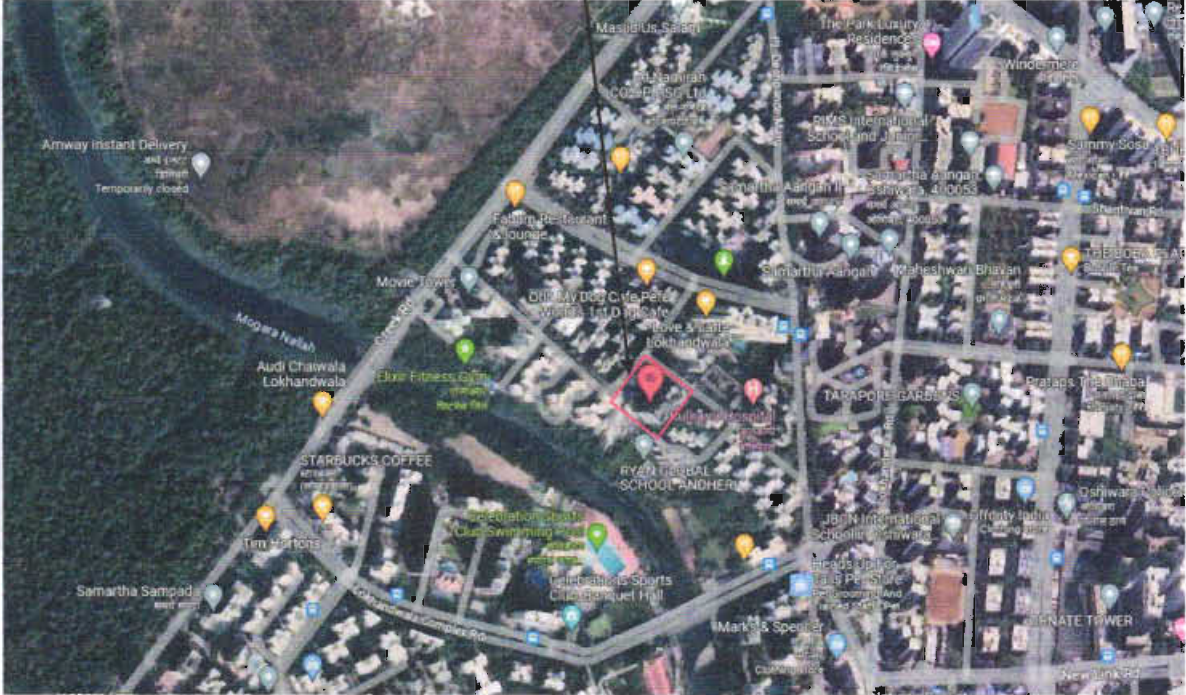


Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°15'13.1"N 73°08'32.8"E


Note: The Blue line shows the route to site from nearest railway station (Andheri- 5 Km.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home
Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban

Select Village: आशिवर (अंधरी)

Search By: Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीसदुकाने	औद्योगिक	एकक (Rs./)
Survey No	50/243A - भूभाग : उत्तरेस विभाग हद्द, पूर्वेस वीरा देसाई मार्ग, पश्चिमेस 18.30 मी. विकास योजना रस्ता व दक्षिणेस 27.45 मी. विकास योजना रस्ता	75170	151280	173970	203600	151280 चौ. मीटर
Survey No	50/242 - भूभाग : उत्तरेस नाळा, पूर्वेस 18.30 मी. विकास योजना रस्ता, दक्षिणेस व पश्चिमेस 36.60 मी. विकास योजना रस्ता	120300	226930	260510	283160	226930 चौ. मीटर
Survey No	50/242B - भूभाग: उत्तरेस मूल्यदर विभाग 50/243A ची हद्द पूर्वेस न्यू लिंक रोड व दक्षिणेस 36.60 मी. विकास योजना रस्ता, पश्चिमेस 18.30 मी. विकास योजना रस्ता.	106660	205420	242570	275800	219880 चौ. मीटर

123

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Price Indicators


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₹ 2.59 Cr

EMI - ₹ 1171 | [Get pre-approved loan](#) PREMIUM PROJECT

2 BHK, 1188 Sq. Ft. Flat For Sale - [Lokhandwala Complex Andheri West, Mumbai](#)



2 Beds 3 Baths 1 Balcony 1 Covered Parking

Water Front Sea facing

<p style="font-size: 0.8em;">Carpet Area:</p> <p style="font-weight: bold;">783 sqft. *</p> <p style="font-size: 0.8em;">₹ 33,076/sqft.</p>	<p style="font-size: 0.8em;">Developer:</p> <p style="font-weight: bold;">Ashwin Sheth Group</p>	<p style="font-size: 0.8em;">Project:</p> <p style="font-weight: bold;">Sheth 72 West</p>	<p style="font-size: 0.8em;">Floor:</p> <p style="font-weight: bold;">12 (Out of 35 Floors)</p>
<p style="font-size: 0.8em;">Transaction Type:</p> <p style="font-weight: bold;">New Property</p>	<p style="font-size: 0.8em;">Facing:</p> <p style="font-weight: bold;">East</p>	<p style="font-size: 0.8em;">Lifts:</p> <p style="font-weight: bold;">4</p>	<p style="font-size: 0.8em;">Furnished Status:</p> <p style="font-weight: bold;">Unfurnished</p>

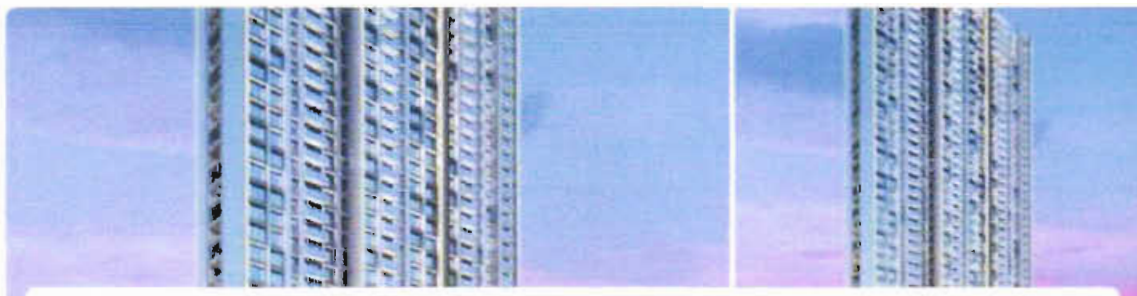
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₹ 2.55 Cr

EMI - ₹ 1191 | [Get Loan offers from 34+ banks](#) PREMIUM PROJECT

2 BHK, 1036 Sq. Ft. Flat For Sale - [Lokhandwala Complex Andheri West, Mumbai](#)



2 Beds 2 Baths 1 Covered Parking Unfurnished

Jogging and st

<p style="font-size: 0.8em;">Carpet Area:</p> <p style="font-weight: bold;">783 sqft. *</p> <p style="font-size: 0.8em;">₹ 32,821/sqft.</p>	<p style="font-size: 0.8em;">Developer:</p> <p style="font-weight: bold;">Ashwin Sheth Group</p>	<p style="font-size: 0.8em;">Project:</p> <p style="font-weight: bold;">Sheth 72 West</p>	<p style="font-size: 0.8em;">Floor:</p> <p style="font-weight: bold;">15 (Out of 35 Floors)</p>
<p style="font-size: 0.8em;">Transaction Type:</p> <p style="font-weight: bold;">New Property</p>	<p style="font-size: 0.8em;">Facing:</p> <p style="font-weight: bold;">East</p>	<p style="font-size: 0.8em;">Lifts:</p> <p style="font-weight: bold;">5</p>	<p style="font-size: 0.8em;">Furnished Status:</p> <p style="font-weight: bold;">Unfurnished</p>



Price Indicators

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Home > Property for Sale in Mumbai > Property for Sale in Mumbai > 3 BHK 1750 Sq-ft Flat For Sale in Andheri West, Mumbai > 3 BHK 1750 Sq-ft Flat For Sale in Andheri West, Mumbai > 1750 Sq-ft

₹3.53 Cr Est. ₹1.58 Cr [Get loan offers from 24+ banks](#) **PREMIUM PROPERTY**

3 BHK 1750 Sq-ft Flat For Sale **Andheri West, Mumbai**

3 Beds 3 Baths 1 Balcony unfurnished Library And Bu.

Carpet Area 1185 sqft ₹29,789/sqft	Developer Ashwin Sheth Group	Project Sheth 72 West	Floor 14 (Out of 35 Floors)
Transaction Type New Property	Facing North	Furnished Status Unfurnished	Type of Ownership Freehold

HOUSING.com Buy in Mumbai Andheri West

Sheth 72 West
BY THE BUILDERS AND DEVELOPERS
Location Type: Colibac, Andheri West, Andheri, Mumbai, Maharashtra

₹2.7 Cr - 10.0 Cr | 754.47 K/sq.ft. | EMI starts at ₹1,34 Lacs

[Contact Sellers](#)

2, 3, 4, 5 BHK Apartments Configurations

Dec. 2025 Possession Starts

₹34.47 K/sq.ft Avg. Price

783.00 sq.ft. - 2874.00 sq.ft. (Super Area) 9266

24 more

Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Andheri West > 3 BHK Flats for Sale in Andheri West > 1500 Sq.ft.

₹ 4.0 Cr EMI: ₹ 1.59L Get this approved loan **PREMIUM PROJECT**

3 BHK 1500 Sq-ft Flat For Sale: **Andheri West, Mumbai**

3 Beds 3 Baths 1 Balcony Unfurnished Bar/Lounge Jogging and...

Carpet Area 1150 sqft ~ ₹ 34,763/sqft	Developer Ashwin Sheth Group	Project Sheth 72 West	Floor 20 (Out of 35 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing West	Furnished Status Unfurnished

magicbricks Buy Rent Sell Home Loans

Home > Property in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Andheri West > 4 BHK > 3000 sq-ft

₹ 6.0 Cr EMI: ₹ 2.71L Get this approved loan **PREMIUM PROJECT**

4 BHK 3000 Sq-ft Flat For Sale: **Andheri West, Mumbai**

4 Beds 4 Baths 1 Balcony Unfurnished Outdoor Te... Laundry Serv...

Carpet Area 1600 sqft ~ ₹ 33,333/sqft	Developer Ashwin Sheth Group	Project Sheth 72 West	Floor 12 (Out of 36 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing West	Furnished Status Unfurnished

Price Indicators

The screenshot shows the Square Yards website for the Sheth 72 West project. The main image is a rendering of a modern high-rise apartment building. To the right, the project name 'Sheth 72 West' is displayed, along with the price range '₹ 2.30 Cr to 8.44 Cr' and the status 'Early Stage Construction'. Below this, there are several key features listed: 'RERA Regd.', 'Configuration: 2, 3, 4 BHK Flat from 1000 sq. ft. to 2775 sq. ft. (2+2)', and '22 Properties for Sale in Sheth 72 West'. A green button labeled 'GET A FREE CALL' is visible. At the bottom, a navigation menu includes 'Overview', 'Price List', 'Floor Plans', 'Resale Listings', 'Data Intelligence', 'Amenities', 'Specifications', 'Commute Time', 'Location & Landmarks', and 'About Builder'. A sidebar on the left contains a section titled 'Why Invest through Square Yards?' with three bullet points: 'Zero Brokerage - 100% Service - 0% Brokerage - We charge our customers nothing. Just topical, relevant', 'Lowest Price Guaranteed - Highly authentic, fast if you find a lower price anywhere, let us and we will match it', and 'Full Service Support - Our sales personnel will accompany for every step - site visit, home loans & post sales'.

The screenshot shows the JTL website for the 72 West project. The main image is a photograph of the building's facade. Below the image, the project name '72 West' is displayed, along with the price 'Starting price: INR 3.07 Cr'. The location is listed as 'Yashwantrao Chavan Road, Chhambra, Lohandwada, Andheri West (Mumbai-400023)'. Other details include 'Apartments: 812 Sq. Ft. to 1771 Sq. Ft. Carpet Area' and '2, 3, 4 Bedrooms'. A 'Book Now' button is visible on the right side of the page.


Price Indicators Projects nearby Locality

HOUSING.COM Buy in Mumbai
Mumbai West
Download App
List Property

Dange Crown B Wing

By DANGE DEVELOPERS
Dange Crown, Dange Complex, Behind Sakinaka Road, Near Kala Khori Road, Sakinaka, Mumbai West, 400072. (Behind Sakinaka Road and Beyond, Mumbai)



WFLA Easy EMI without any interest knowledge



1, 1.5, 2, 2.5 BHK Apartments Configurations
Mar, 2025 Possession Starts
Price on request Avg. Price

Price on Request

Contact Developer


456.00 sq.ft. - 734.00 sq.ft. Carpet Area Size 5

HOUSING.COM Buy in Mumbai
Mumbai West
Download App
List Property

Tattva Mittal Cove

By TATTA MITAL DEVELOPERS
CITY 150A, Tattva, Off. New's Garden Road, Behind Shivaji Park, Sakinaka, Mumbai



WFLA Easy EMI without any interest knowledge



2 BHK Apartment Configuration
Dec, 2022 Possession Starts
₹32.00 K/sq.ft Avg. Price

₹2.05 Cr | ₹32.00 K/sq.ft EMI starts at ₹1,02 Lacs

Contact Seller

640.00 sq.ft. Carpet Area Size 5

Price Indicators Projects nearby Locality

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Home > New Projects in Mumbai > Property in Mumbai > Projects in Andheri West > Sunbeam Heights

Sunbeam Heights
Andheri West, Mumbai

₹ 1.35 Cr to 3.15 Cr

Status: **Early Stage Construction**

Project Size: 327 units, 12.82 Acres

Completion: 12 Months (12 Months, 12 Months, 12 Months)

₹ 1700/ Sq.ft. | 300+ Enquiries

Request a Call Back

Why Invest through Square Yards?

- Zero Brokerage** - 100% Service, 0% Brokerage. We charge our customers nothing, not today, not ever!
- Lowest Price Guaranteed** - High quality, but if you find a lower price elsewhere, let us know we will match it!
- Full Service Support** - Our sales personnel are accountable for every step, with you, from start to end.

Rating: 4.5

Spreads & Outlook	★★★★★	Price	★★★★★	Green Area	★★★★★	Location	★★★★★
Club House	★★★★★	Financing	★★★★★	Fittings & Furnishing	★★★★★	Quality	★★★★★
Specifications	★★★★★	Service	★★★★★				

square yards Mumbai Buy Rent Projects Agents Services Resources Intelligence

Home > New Projects in Mumbai > Property in Mumbai > Projects in Andheri West > Chandiwala Pearl Regency

Chandiwala Pearl Regency
Andheri West, Mumbai

₹ 93.68 Lac to 1.29 Cr

Status: **Early Stage Construction**

Project Size: 275 units, 11.14 Acres

Completion: 12 Months (12 Months, 12 Months, 12 Months)

₹ 1040/ Sq.ft. | 300+ Enquiries

Request a Call Back

Why Invest through Square Yards?

- Zero Brokerage** - 100% Service, 0% Brokerage. We charge our customers nothing, not today, not ever!
- Lowest Price Guaranteed** - High quality, but if you find a lower price elsewhere, let us know we will match it!
- Full Service Support** - Our sales personnel are accountable for every step, with you, from start to end.

Rating: 4.5

Spreads & Outlook	★★★★★	Price	★★★★★	Green Area	★★★★★	Location	★★★★★
Club House	★★★★★	Financing	★★★★★	Fittings & Furnishing	★★★★★	Quality	★★★★★
Specifications	★★★★★	Service	★★★★★				

Price Indicators Projects nearby Locality

The screenshot shows the Square Yards website interface. The main header includes navigation links for Mumbai, Buy, Rent, Projects, Agents, Services, and Resources, along with an 'Intelligence' button. The main content area features a large image of the Mayfair Akshay project, a 'Compare' button, and the project name 'Mayfair Akshay' with the location '(International, Mumbai)'. The price range is listed as '₹ 3.14 Cr to 4.31 Cr'. The status is 'Ready to Move'. Below this, there are statistics: 'Project Size: 34 units' and 'Configurations: 1 B (50%), 2 B (50%)'. A 'Call to Action' button says 'CALL BACK'. A section titled 'Why Invest through Square Yards?' lists benefits: 'Zero Brokerage', 'Lowest Price Guaranteed', and 'Full Service Support'. At the bottom, there is a 'Discount Enquiry' section with a table:

Discount Enquiry	1 B	2 B
Configuration	50%	50%
Project Size	34	34

The screenshot shows the Housing.com website interface. The main header includes 'HOUSING.COM', 'Buy in Mumbai', a search bar, and 'Download App'. The main content area features a large image of the Aventus Westbrook project, a 'Share' button, and the project name 'Aventus Westbrook' with the location '(International, Mumbai)'. The price is listed as '₹ 2.75 Cr' and 'EMI starts at ₹ 1.17 Lacs'. Below this, there are statistics: 'Project Size: 34 units' and 'Configurations: 1 B (50%), 2 B (50%)'. A 'Call to Action' button says 'Contact Sellers'. A section titled '3 BHK Apartment Configuration' shows a 3D rendering of the apartment. Below this, there is a table:


3 BHK Apartment Configuration	Dec. 2025 Possession Starts	Price on request Avg. Price	950.00 sq.ft. (Legal Area) Size
Configuration	Dec. 2025 Possession Starts	Price on request Avg. Price	950.00 sq.ft. (Legal Area) Size

Price Indicators Projects nearby Locality

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹7.59 Cr EMI: ₹3.9L Get pre-approved loan PREMIUM PROJECT

4 BHK 1609 Sq-ft Flat For Sale Andheri West, Mumbai



4 Beds

4 Baths

Unfurnished

Carpet Area:
1989 sqft *
₹38.547/sqft

Developer:
Aashna Developers

Project:
Aashna Seabliss

Transaction Type:
New Property


Status:
Under Construction

Furnished Status:
Unfurnished

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹3.99 Cr EMI: ₹1.8L Get pre-approved loan PREMIUM PROJECT

3 BHK 1607 Sq-ft Flat For Sale Andheri West, Mumbai



3 Beds

3 Baths

1 Covered Parking

Unfurnished

Carpet Area:
1044 sqft *
₹38.219/sqft

Developer:
Lotus Group

Project:
Aqua Residences

Transaction Type:
New Property

Status:
Ready to Move

Floor:
18 (Out of 21 Floors)

Facing:
Sea facing

Region:
West

Lifts:
3

Newly Constructed Property

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 18.08.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 05.08.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by : M/s Sheth Developers Private Limited
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Tushar Bhuvad – Valuation Engineer Vinita Surve – Processing Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 05.08.2023 Valuation Date - 18.08.2023 Date of Report - 18.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 05.08.2023
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **18th August 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s Sheth Developers Private Limited**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by : **M/s Sheth Developers Private Limited**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about , or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar

properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(Annexure - II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=MANOJ.BABURAO.CHALIKWAR@VASTUKALA.COM, c=IN
Date: 2023.08.12 12:04:53 +05'30'

Auth. Sign.



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company
www.vastukala.org

